131.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,417,200 / 1,417,200
					USE VALUE:	1,417,200 / 1,417,200
					ASSESSED:	1,417,200 / 1,417,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELLA TERZA GIORGIO ETAL/ TRS
Owner 2:	MOLLIE DELLA TERZA REVOCABLE
Owner 3:	TRUST
Street 1:	5115 CHEQUERS CT
Street 2:	
Twn/City:	RIVERSIDE
St/Prov:	CA Cntry: Own Occ: N
Postal:	92507 Type:

PREVIOUS OWNER

Owner 1:	DELLA TERZA MOLLIE -
Owner 2:	C/O CAMBRIDGE TRUST COMPANY -
Street 1:	38 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .467 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1902, having primarily Wood Shingle Exterior and 3114 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 19 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20328.000	536,700		880,500	1,417,200
Total Card	0.467	536,700		880,500	1,417,200
Total Parcel	0.467	536,700		880,500	1,417,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.16 | /Parcel: 455.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84599
GIS Ref:
GIS Ref:
Insp Date: 04/21/18

!10269!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	536,700	0	20,328.	880,500	1,417,200		Year end	12/23/2021
2021	101	FV	520,600	0	20,328.	880,500	1,401,100		Year End Roll	12/10/2020
2020	101	FV	520,300	0	20,328.	880,500	1,400,800	1,400,800	Year End Roll	12/18/2019
2019	101	FV	404,000	0	20,328.	929,400	1,333,400	1,333,400	Year End Roll	1/3/2019
2018	101	FV	404,000	0	20,328.	684,800	1,088,800	1,088,800	Year End Roll	12/20/2017
2017	101	FV	404,000	0	20,328.	655,500	1,059,500	1,059,500	Year End Roll	1/3/2017
2016	101	FV	404,000	0	20,328.	606,600	1,010,600	1,010,600	Year End	1/4/2016
2015	101	FV	394,400	0	20,328.	508,700	903,100	903,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:25:06

LAST REV

Date	Time
06/03/21	15:45:16
mmcmakin	

PAT ACCT. 10269

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLA TERZA MO	77866-563	1	5/26/2021	Convenience	1	No	No		
	11524-693		6/19/1968			No	No		Dante Michele Della Terza dod 4/6/2021

USER DEFINED

Prior Id # 1:	84599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/1995	536	Re-Roof	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Info At Door	KB	Kevin B
11/18/2008	Meas/Inspect	345	PATRIOT
11/10/2000	Hearing Chag	189	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	243	PATRIOT
8/13/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20328		Sq. Ft.	Site		0	90.	0.48	10			Wet	-5					880,510						880,500	

Total AC/HA: 0.46667 | Total SF/SM: 20328 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 880,510 | Spl Credit | Total: 880,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:	1	Rating:	Poor
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99457294
Const Adj.:	1.01989794
Adj $ / SQ:	131.867
Other Features:	120750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	833346
Depreciation:	296671
Depreciated Total:	536675

COMMENTS

CHK COND 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	19	BRs:	9	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
1	9	4	
Totals			
2	19	9	

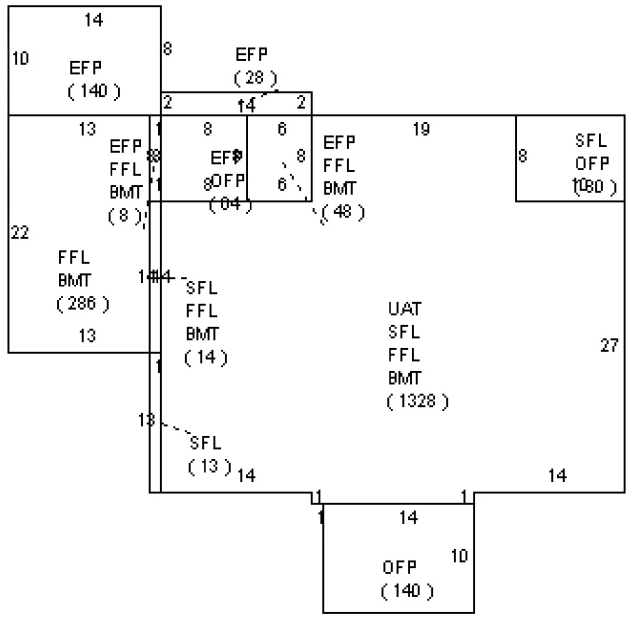
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.38
Special Features:	0	Val/Su Net:	95.24
Final Total:	536700	Val/Su SzAd	176.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,684	39.560	66,619
FFL	First Floor	1,684	131.870	222,064
SFL	Second Floor	1,363	131.870	179,768
UAT	Upper Attic	332	60.660	20,139
EFP	Enclos Porch	288	37.410	10,773
OFP	Open Porch	284	22.750	6,462

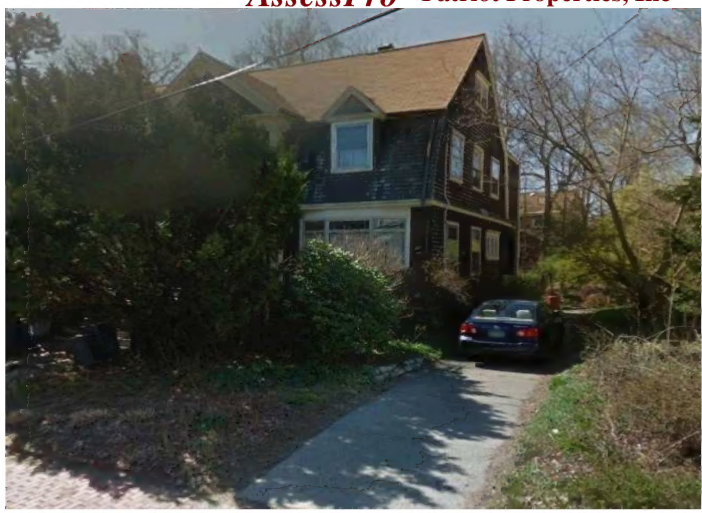
Net Sketched Area:	5,635			Total:	505,825
Size Ad	3047.2499	Gross Area	6703	FinArea	3114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	20		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	